



**City of Santa Clara  
PLANNING COMMISSION  
Wednesday, September 24, 2008  
6:00 P.M.  
CITY COUNCIL CHAMBERS  
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

**SPECIAL STUDY SESSION**

A Special Study Session was held from 6:00 to 7:00 preceding the regular Planning Commission meeting. Harvest Properties NVIDIA representatives and architects presented the proposed design and site plans for the San Tomas Business Park (Project Location: 2600-2800 San Tomas Expressway and 2600 Condensa Street).

**REGULAR ITEMS – 7:00 p.m.**

**1. PLEDGE OF ALLEGIANCE and INVOCATION**

**2. ROLL CALL** - All present

**3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**

**4. DECLARATION OF COMMISSION PROCEDURES**

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A) Withdrawals – Item 8C was removed from the Consent Calendar, as it was a continued item.
- B) Continuances without a hearing – 4390 Bassett Street (PLN2008-07270)
- C) Exceptions (requests for agenda items to be taken out of order) - None

**6. ITEMS FOR COUNCIL ACTION**

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:

- A. Agenda Item #9 File: PLN2008-06863 Location: 2800 Mission College Blvd.

**7. ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS**

- A) Members of the public may briefly address the Commission on any item not on the agenda – James Rowen opined about the role of commissioners in evaluating issues irrespective of negative comments from community members and what was done two years ago.

**8. CONSENT CALENDAR**

The following routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

## Routine Items/Consent Calendar

**8.A.** Planning Commission Minutes of August 27, 2008 – Approved as submitted.

## Public Hearing Items/Consent Calendar

- 8.B.** File: **PLN2007-07278**  
Location: 1550 Halford Avenue, a 1,355 square foot tenant space located in a 1.32 acre street mall on the north side of El Camino Real, approximately 160 feet east of Halford Avenue (APN: 213-35-035). Property is zoned CC (Community Commercial).  
Applicant/Owner: Tanyart Woothhirat for Thai Chili Cuisine  
Request: **Use Permit** to allow beer and wine services in an existing restaurant  
Project Planner: Bridgette Carol, Assistant Planner  
**Action:** **Pulled from Consent Calendar by Commissioner Marine. Approved with amended conditions.**
- 8.C.** File: **PLN2008-07270**  
Location: 4390 Basset Street. A 4,734 square foot parcel (APN:104-11-094) and is zoned R1-6L (single family residential)  
Applicant/Owner: Messier Benitez/Jose Chavez  
Request: **Variance** to allow an expansion to an existing non-conforming single family home. Home is non-conforming due to existing street side setback.  
Project Planner: Bridgette Carol, Assistant Planner  
**Action:** **Pulled from Consent Calendar and listed under Continuances. Continued to October 8, 2008.**
- 8.D.** File: **PLN2007-06511**  
Location: 3064 El Camino Real, one tenant space in a 1.17 acre shopping center, on the south side of El Camino Real, approximately 300 feet west of Alpine Avenue. Property is zoned CT (Thoroughfare Commercial). APN 290-04-006.  
Applicant/Owner: Jerusalem Restaurant & Deli/New Star Realty & Inv.  
Request: **One-Year Review** of Use Permit to allow restaurant and beer and wine service  
Project Planner: Bridgette Carol, Assistant Planner  
**Action:** **Noted and filed request**

\*\*\*\*\***End of Consent Calendar**\*\*\*\*\*

## **REZONING**

- 9.** File: **PLN2008-06863**  
Location: 2800 Mission College Boulevard, a 5.78 acre parcel bounded by Our Lady of Peace Church to the north, Great America Parkway to the east and Mission College Boulevard to the south and west (APN 104-16-089)  
Applicant/Owner: Our Lady of Peace Church  
Request: **Rezone** from A (Agriculture) to B (Public) to construct a 215 space parking lot on an undeveloped parcel  
Project Planner: Julie Moloney, Associate Planner  
**Action:** **The Commission recommended that the City Council approve the request, subject to amended conditions.**

## VARIANCE

10. File: **PLN2008-07224**  
Location: 1444 Market Street, a 5,000 sq. ft. lot on the south side of Market Street, in a Single Family Residence (R1-6L) Zoning District, approximately 100 ft. west of Madison Street (APN 269-35-044)  
Owner: Lisa Freitas  
Request: **Variance** for substandard side yard setbacks and an attached one-car garage where a two-car garage is required, in conjunction with new construction of a single family residence.  
Project Planner: Jeff Schwilk, Associate Planner

Commissioner Mayer recused himself from this item, as he owns property within 500 feet of the project address.

Action: **The Commission approved the request, subject to conditions.**

## 11. OTHER BUSINESS

### A. Commission Procedures and Staff Communications

*Public comment on these items may be limited to one minute, at discretion of the Chair*

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
  - City Council Actions
  - Commission/Board Liaison and Committee Report
  - Commission/Committee Assignments
  - Architectural Committee: Commissioners Stattenfield and Mayer (Barcells alternate)
  - Station Area Plan: Commissioner Champeny
  - General Plan sub-Committee: Chair Fitch and Commissioner O'Neill (Champeny alternate)
- iii. Commission Procedures
  - Planning Procedures
  - Work plan item
  - Commissioner Travel and Training reports
- iv. Upcoming agenda items

## 12. ADJOURNMENT – 9:07 p.m.

Approved:   
Gloria Sciara, AICP  
Development Review Officer

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